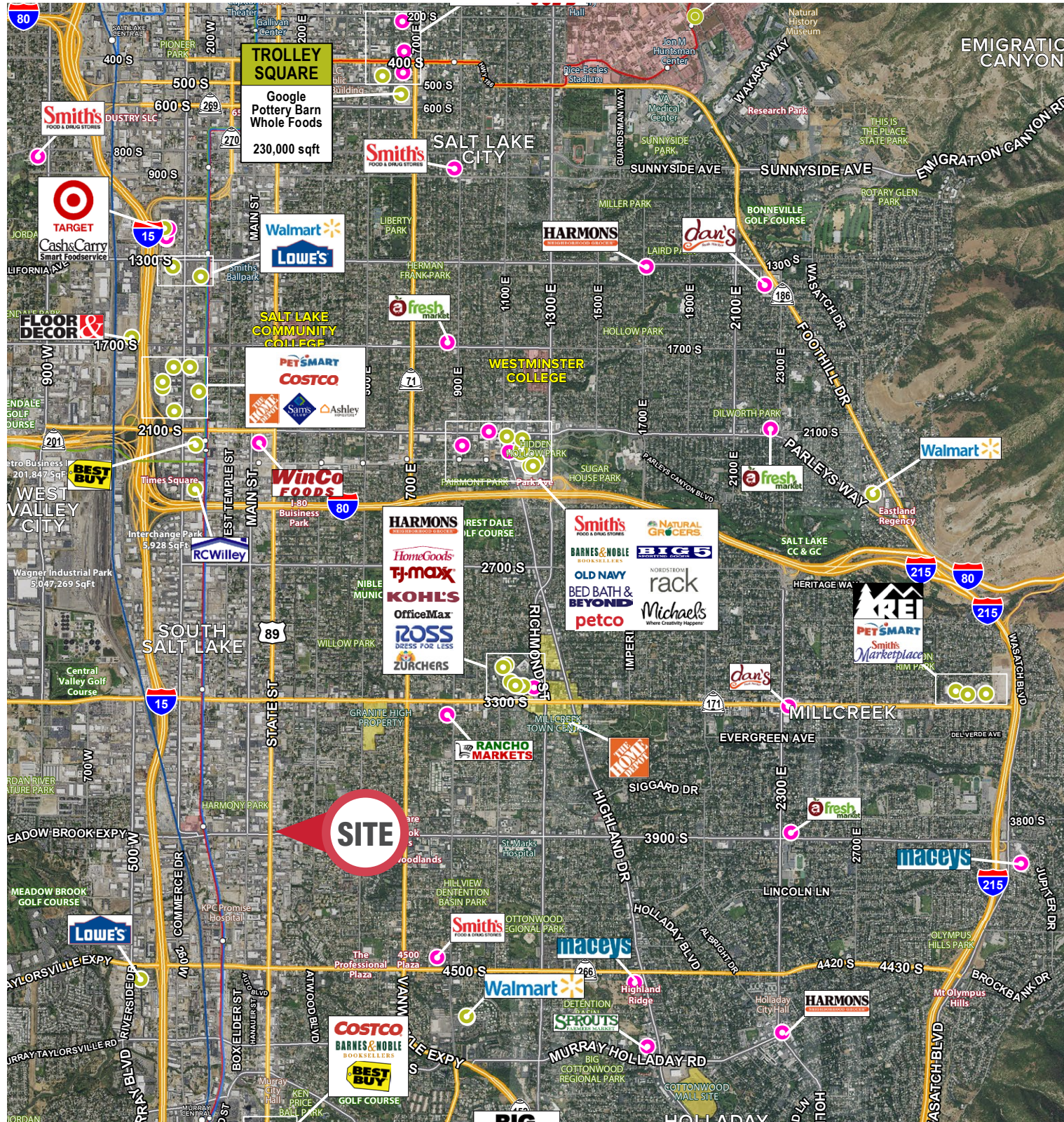


# FORMER ADVANCE DISPLAYS

139 East 3900 South | Salt Lake City, UT 84104



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## FOR LEASE Price Reduced

~~\$1.15 PSF NNN~~ \$1.00 PSF Monthly NNN

## Property Highlights

- Total SF: 20,875 SF
- Minimal Office/Shipping Receiving Area
- Main Warehouse: 14,700 SF
- Second Warehouse: 6,175 SF
- Multiple Restrooms
- Loading:
  - One (1) - 10x14 Automatic GL Door
  - One (1) - 12x14 Automatic GL door
  - One (1) - 12x16 Interior Dock
- Clear Height:
  - Main Warehouse: 16'
  - Second Warehouse: 28'
  - Main Warehouse Clear Span
  - Second Warehouse: 32'x48'
- Gas Forced Heat
- Radiant Heat

- Skylights
- Year Built: 1970/1990/2014
- Zoning: CC - Commercial Corridor
- Access: Quick Access off of 3900 S & State St
- Location: South Salt Lake offers a highly strategic, infill industrial location immediately south of Downtown Salt Lake City with direct access to I-15, I-80, and State Street. The submarket benefits from strong tenant demand, limited new supply, and proximity to major employment centers and transportation infrastructure. These fundamentals continue to support durable occupancy and long-term rent growth.

## Contact

**SKYLER PETERSON, SIOR**  
Executive Vice President  
m 801.656.7354  
speterson@legendcommercial.com

**TRE BOURDEAUX, SIOR**  
Vice President  
m 801.824.0397  
tbourdeaux@legendcommercial.com

**PARKER TAGGART**  
Senior Associate  
m 801.928.1815  
ptaggart@legendcommercial.com



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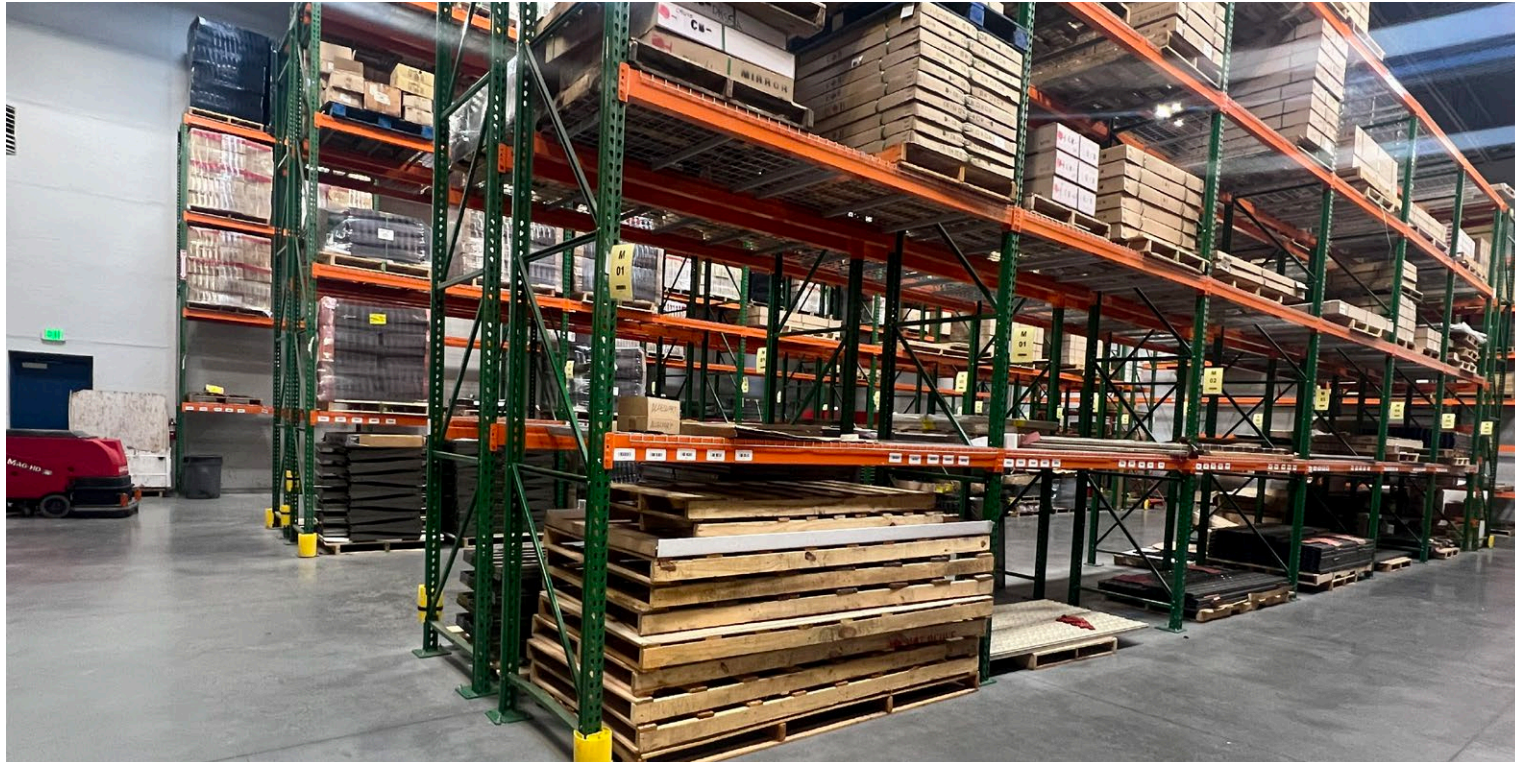
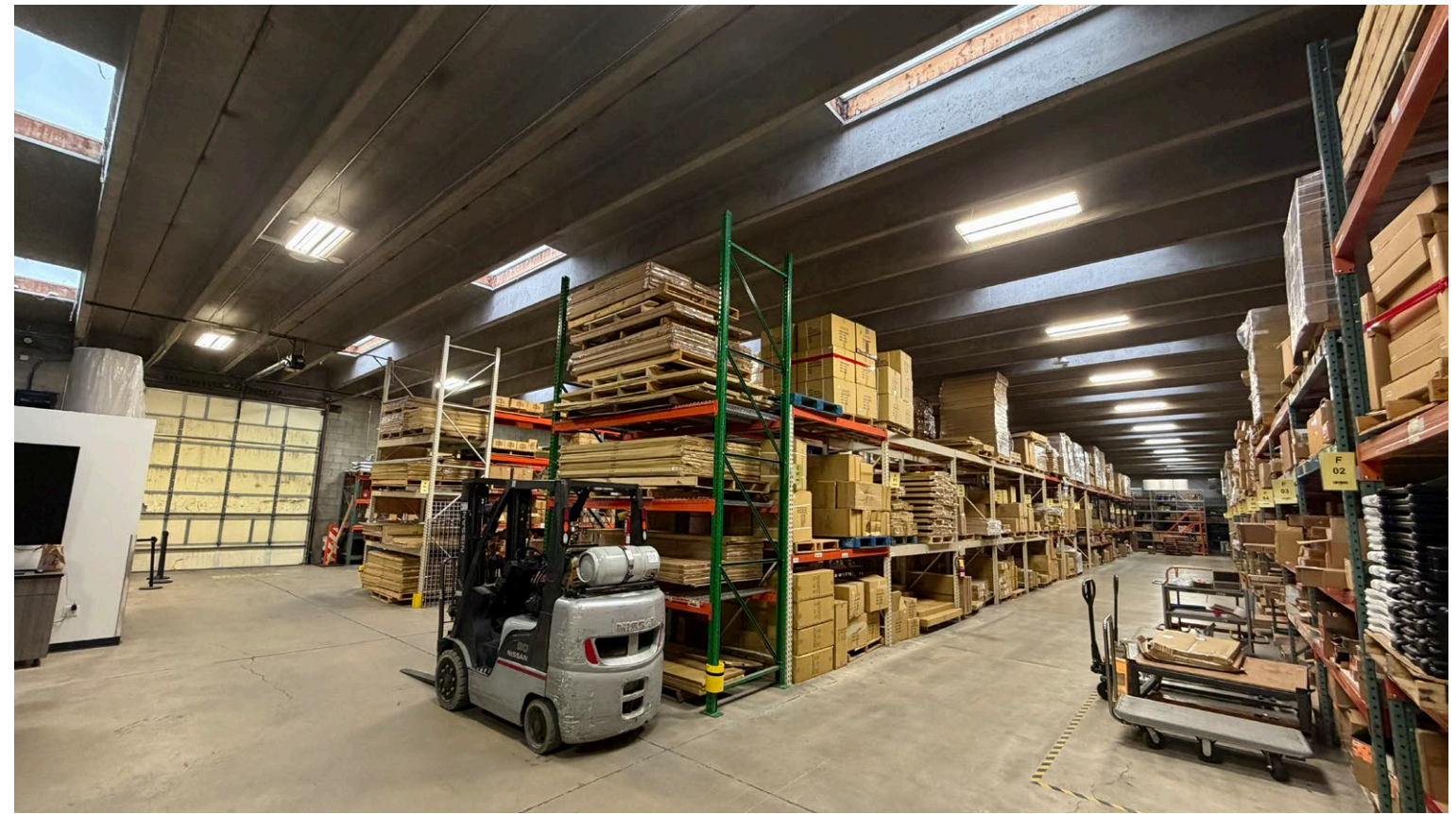
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